

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18440 - APPLICANT/OWNER: BERNARD P. AND
DELORES T. BENEDETTO**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. The structure shall not be used as a rental unit.

Public Workst

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Special Use Permit for a proposed habitable accessory structure at 8260 Point Given Street, south of Meisenheimer Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/07/04	City Council considered a request to Appeal Planning Commission of a request for a Tentative Map (TMP-3639). A Vacation application (VAC-3664) was filed as a companion item the request. Planning Commission and staff recommended approval. City Council approved the project.
03/25/04	The Planning Commission considered a request for a variance to allow reduced front and rear setbacks for this project. (VAR-3762). The variance did not affect the lay-out of this subdivision. Planning Commission and staff recommended denial.
02/26/04	The Planning Commission considered a request for a Tentative Map (TMP-3639) – Quarterhouse Estates Unit 1 for a 17 lot single family residential subdivision on 9.76 acres adjacent to the northeast corner of Maverick Street and Racel Street. Planning Commission and staff recommended approval.
02/04/04	The City Council approved a Special Use Permit (SUP-3359) for Private Streets on the subject property. The Planning Commission and staff recommended approval.
01/25/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/ja).
<i>Pre-Application Meeting</i>	
11/20/06	A Pre-application meeting was held with the project applicant. Planning staff advised the applicant of Title 19 regulations governing Habitable Accessory Structures including height restrictions, setbacks, size, aesthetics, and parking.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.47 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
North	Public Street	ROW	ROW
South	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
East	Single family residential	DR (Desert Rural)	R-E (Residential Estates)
West	Single family residential	DR (Desert Rural)	R-E (Residential Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Northwest Openspace Plan	Y		Y
Centennial Hills Sector Plan	Y		Y
Special Districts/Zones	Yes	No	Compliance
Trails		N	Y
Rural Preservation Overlay District	Y		Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19 – Section 19.08 the following habitable accessory structure development standards apply to the project:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 square feet	21,257	Y
Min. Lot Width	100	50*	Y
Min. Setbacks for Accessory Structures			Y
• Front	20	25	
• Side	3	5	
• Corner	15	62	
• Rear	10	15	
Min. Distance Between Buildings	6 feet	26 feet	Y
Max. Lot Coverage	Limited to 50 percent of the rear yard	24 percent	Y
Max. Building Height	2 stories / 35 feet/No higher than principal dwelling whichever is less	15	Y

*The minimum lot width for lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the property line provided the average lot width meets the required lot width. The average lot width is 111 feet.

ANALYSIS

The project request for a Special Use Permit will involve installation and use of habitable accessory structure at 8260 Point Given Street, south of Meisenheimer Avenue. The prefabricated single family home will be placed within the rear yard of an existing single family lot.

- **General Plan and Zoning**

The project parcel is zoned for R-E (Residential Estates) which is consistent with the General Plan DR (Desert Rural Density Residential) land use designation. Accessory structures are an allowable use in the R-E zone with a Special Use Permit subject to Title 19.04 and 19.08 regulations.

- **Site Plan and Elevation**

The proposed premanufactured home will be 1,586 square foot at a height of 15 feet and will be installed within the rear yard of a 21,257 square foot single family lot. The primary one-story dwelling is 3,437 square feet and 20 feet in height. Additionally, one additional parking space will be provided on site. The new habitable structure will meet all Title 19.08 accessory structure regulations including height limitations, setbacks, and parking. The structure is designed utilizing a ranch architectural design with exterior colors complementing the existing structure and surrounding residences.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed habitable accessory structure will be constructed to be complement the main dwelling and surrounding single family residences.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The project site is a flat dirt lot designated for single family residential uses. This type of use will not substantially alter the intensity of land use.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Transportation circulation systems are adequate and the proposed use will not result in significant trip generation.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed use will not result in effects detrimental to public health and safety and will not adversely affect the intent of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

The project as designed conforms to all requirements set forth in Title 19 – Sections 19.04.020 and 19.08.040.

PLANNING COMMISSION ACTION

The Planning Commission added conditions #3 and the applicant agreed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

NOTICES MAILED

121 by City Clerk

APPROVALS

0

PROTESTS

0